

DOLLAR GENERAL®

DOLLAR GENERAL | 10,640 SF

15 Year Absolute NNN Lease

5% Rent Increases | Brand New - Opening June, 2026

Monroe/Ruston, LA MSA - 270,000 People

12560 LA-15, Downsville, LA 71234

**OFFERED
FOR SALE**

LISTED BY:

Gavin M Kam

Brad F Kam

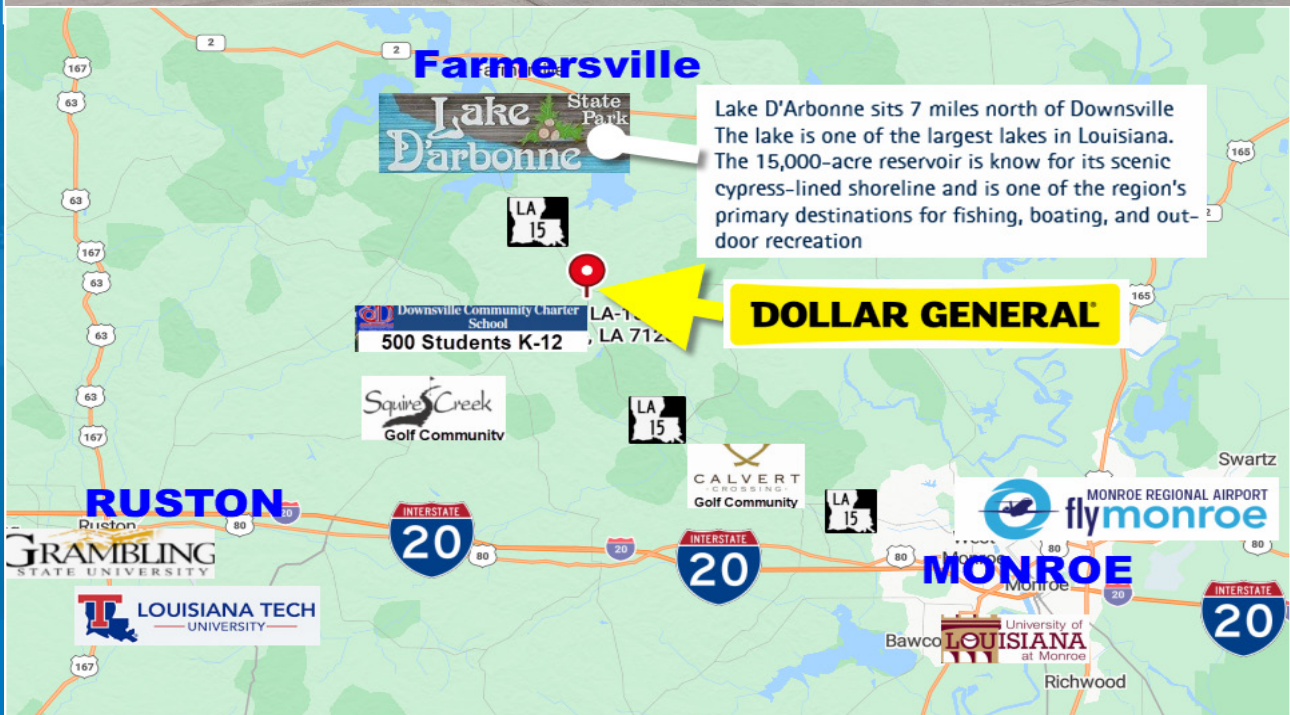
972.375.3437

NNN Retail Advisors
18208 Preston Road
Suite #D9-278
Dallas, Texas 75252

Broker of Record:
Christopher Kuebel
Kuebel Realty



Representative Photo



Lake D'Arbonne sits 7 miles north of Downsville. The lake is one of the largest lakes in Louisiana. The 15,000-acre reservoir is known for its scenic cypress-lined shoreline and is one of the region's primary destinations for fishing, boating, and outdoor recreation.

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PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**

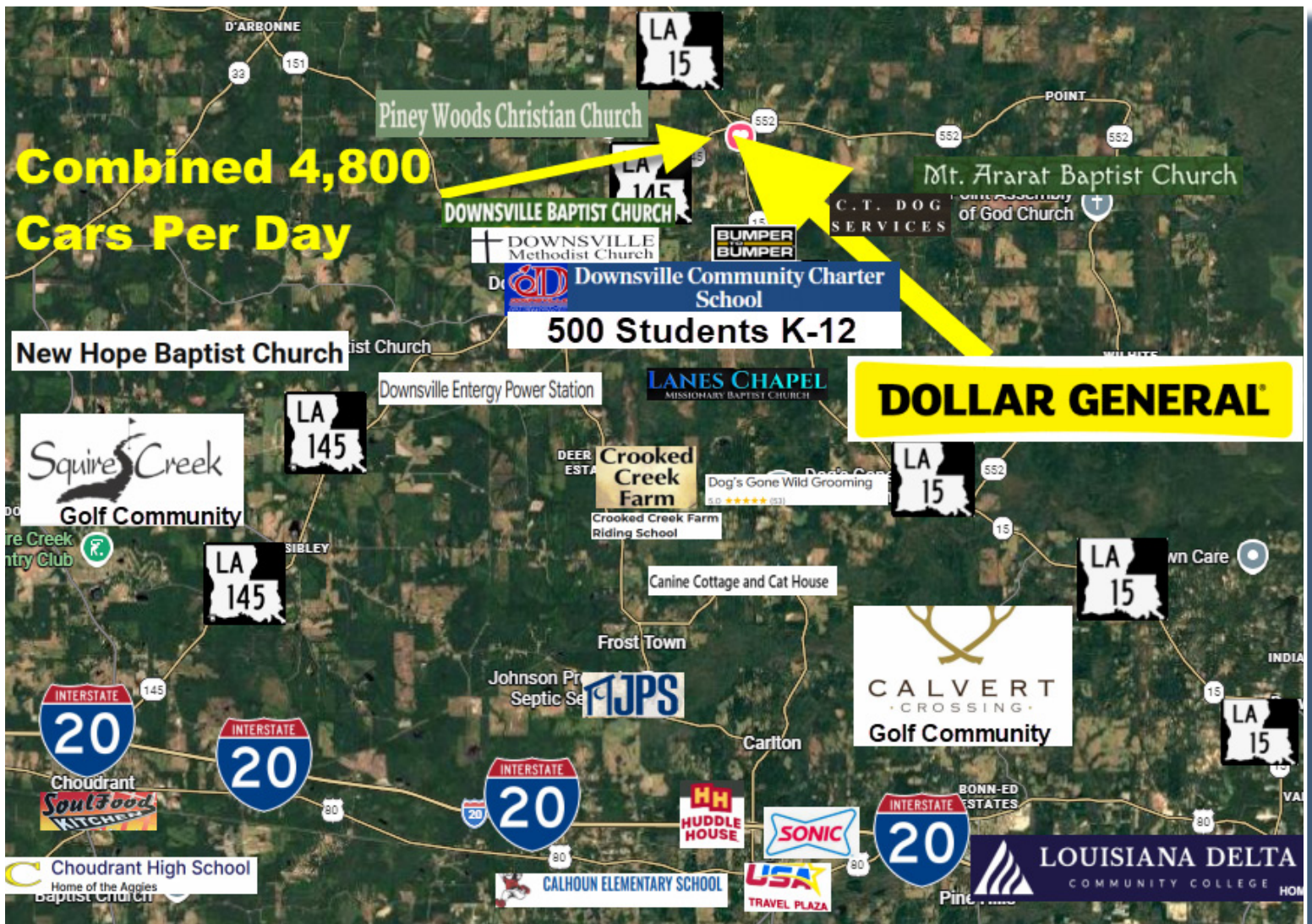
PROPERTY MAP



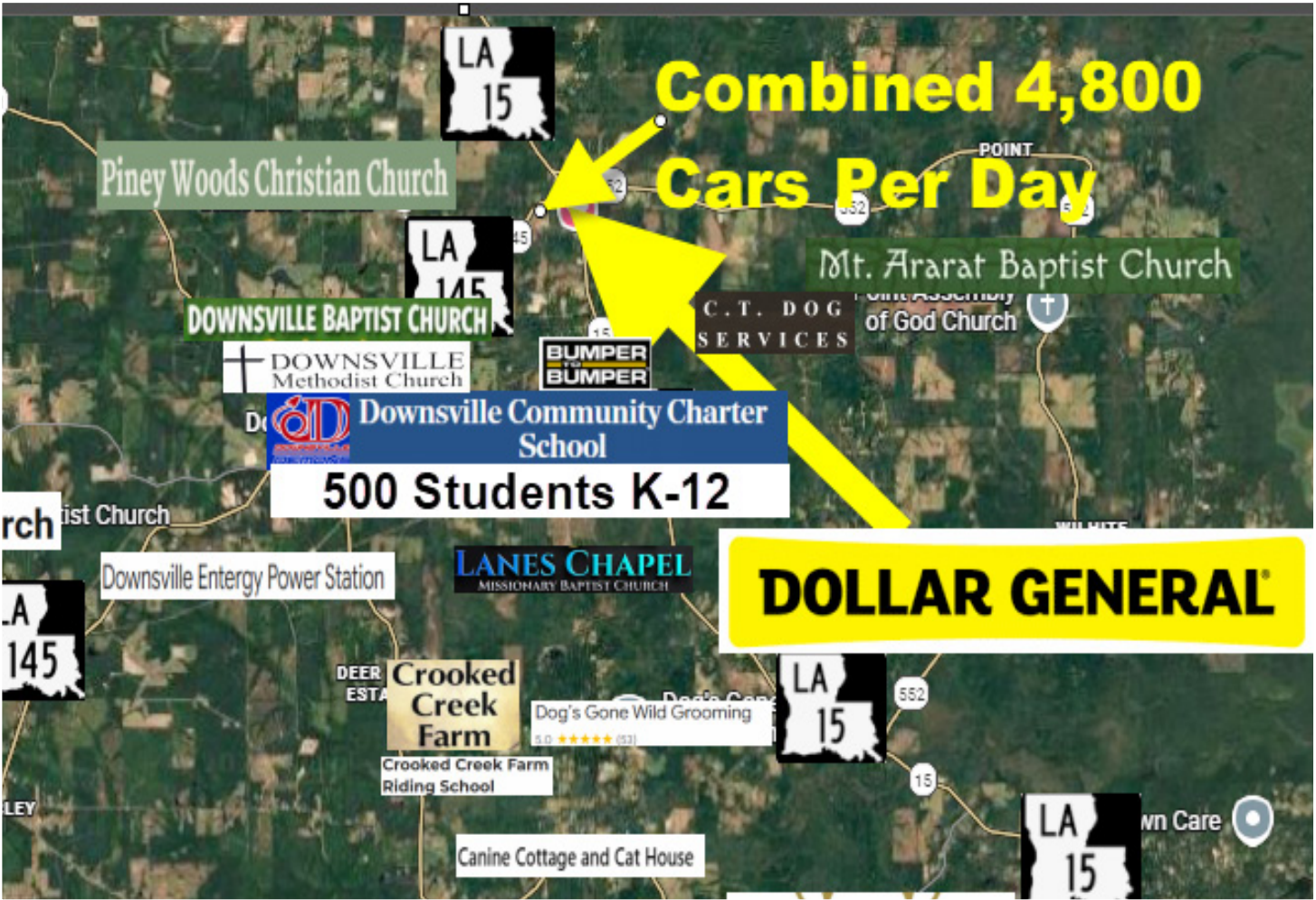
PROPERTY MAP



PROPERTY MAP

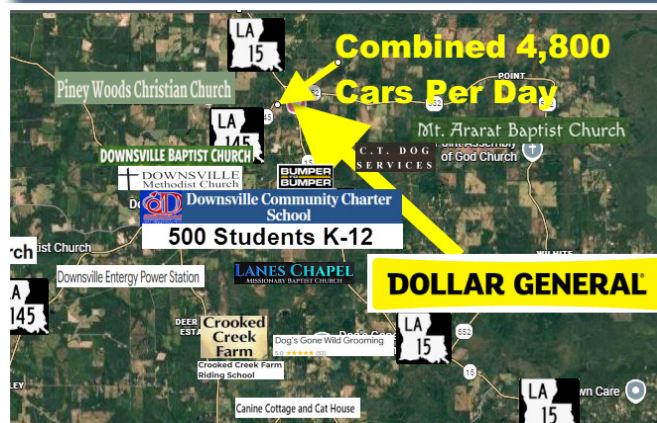
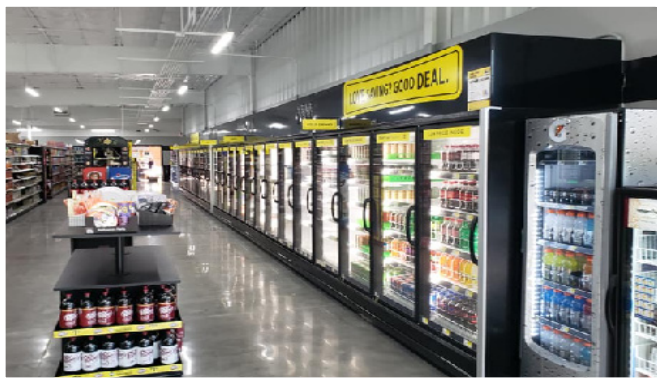


PROPERTY MAP



OFFERING SUMMARY

PRICING SUMMARY:



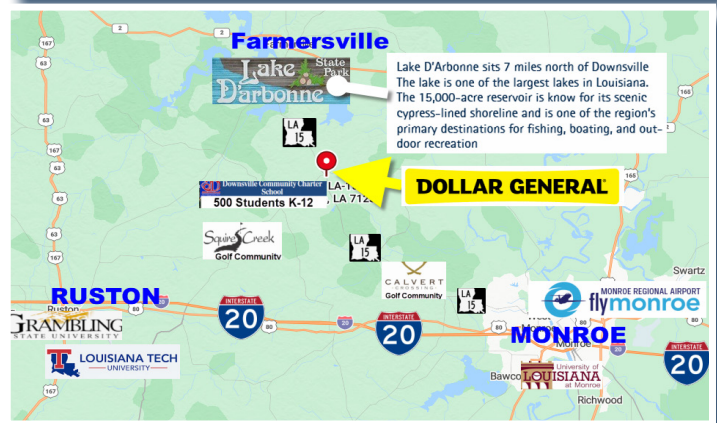
Asking Price:	\$2,153,000
Selling CAP	6.50%
Year Built:	2026
Rent:	\$139,967
Building Size:	10,640 SF
Lot Size:	1.83 Acres

TENANT SUMMARY:

Tenant Name:	Dollar General
Guaranty Type:	Corporate
Lease Type:	Absolute NNN
Lease Term:	15 Years
Rent Increases	5% Rent Increases Every 5 Years
Options:	5/5 Year Options 5% Increases
Estimated Lease Term:	6/15/2026-6/30/2041

INVESTMENT HIGHLIGHTS

- Brand New 2026 Construction, 15 year absolute NNN lease, Planned store opening June of 2026, 5% rent increases every five (5) years throughout option periods
- Close proximity to the Downsville Community Charter School. The school offers Pre-K through 12th charter education, with roughly 500 students. It functions as a single-campus K-12 system, with elementary, middle, and high school all in one location
- Lake D'Arbonne sits 7 miles north of Downsville. The lake is one of the largest lakes in Louisiana. The 15,000-acre reservoir is known for its scenic cypress-lined shoreline and is one of the region's primary destinations for fishing, boating, and outdoor recreation
- Downsville is part of Union Parish, Louisiana (Population: 20,000). The area is supported by the nearby Monroe-Ruston, Louisiana metro area, with a combined population of roughly 200,000+ people
- Dollar General, investment-grade, publicly traded on New York Stock Exchange (NYSE: DG), S&P credit rating of BBB+ and a market capitalization of approximately \$42 billion.



SITE PLAN



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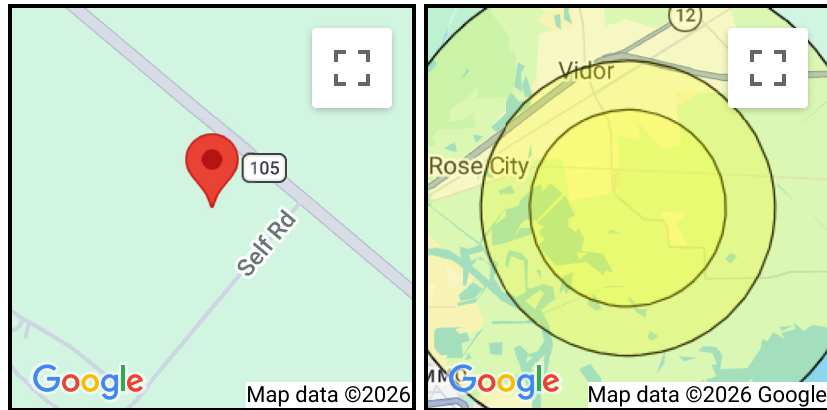


EASI Updated Site Selection Reports & Analysis Summary Report

Address: 2548 S Main, Vidor, Texas

Latitude: 30° : 05' : 26"

Longitude: -94° : 00' : 04"



Description	2 Miles	3 Miles	5 Miles
DEMOGRAPHIC OVERVIEW			
Population	5,378	10,051	15,796
Households	2,102	3,834	6,031
Total Household Income (\$)	151,335,929	293,245,067	472,707,367
Median Household Income (\$)	59,625	66,827	68,359
Median Age	39.6	45.6	42.8
POPULATION BY RACE			
White Population	4,805	9,018	14,041
Black Population	12	38	67
Asian, Pacific Islander Population	16	36	144
American Indian and Alaska Native Population	70	91	121
Other Race Alone Population	150	224	336
Two or More Races Population	325	644	1,087
POPULATION BY ETHNICITY			
Hispanic Population	397	727	1,132
White Non-Hispanic	4,612	8,573	13,384
BLOCK GROUP COUNT	4	8	14

Footnotes:

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All estimates are as of 1/1/2025 unless otherwise stated.

Easy Analytic Software, Inc.
101 Haag Avenue, Bellmawr, NJ 08031



Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.

- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____